



# *Louisiana Housing Corporation*

*\*An audio-video recording of these proceedings is available upon request by contacting the LHC\**

LHC Board of Directors

## **Programs Committee Meeting Minutes**

Wednesday, January 26, 2022

Held **VIRTUAL** from 2415 Quail Drive  
Baton Rouge, LA 70808  
1:00 P.M.

### **Committee Members Present**

Steven P. Jackson (Committee Chairman)  
Stacy S. Head  
Tonya P. Mabry

### **Committee Members Absent**

None

### **Board Members Present**

Tony Ligi – Official Designee for Louisiana State Treasurer John M. Schroder  
Richard A. Winder

### **Board Members Absent**

Johnny Berthelot  
Alfred E. Harrell, III  
Ericka McIntyre  
Willie Rack  
Gillis R. Windham  
Jennifer Vidrine  
Anthony P. Marullo, III

### **Staff Present**

Barry E. Brooks  
Bradley Sweazy  
Yolanda Martin  
Brenda Evans  
Lauren Hartley Holmes

Louis Russell  
Leslie C. Strahan  
Bridgette Richard  
Thomas Bates  
Plezetta M. West  
Denisa Joshua

**Others Present**

**Other LHC Staff and Members of the Public participated via ZOOM audio-video mode.**

**CALL TO ORDER**

Programs Committee Chairman Steven P. Jackson called the meeting to order at 1:02 P.M. Board Secretary Barry E. Brooks called the roll; there was a quorum.

**APPROVAL OF MINUTES**

Next as the approval of the Minutes of the December 15, 2021 Programs Committee Meeting.

**On a motion by Committee Member Tonya P. Mabry and seconded by Committee Chairman Steven P. Jackson, the Minutes of the December 15, 2021 LHC Board of Programs Committee Meeting were unanimously approved, as distributed.**

**PUBLIC COMMENTS**

PC Chairman Jackson solicited any public comments. There were none.

**PROGRAM COMMITTEE CHAIRMAN'S REPORT**

PC Chairman Jackson advised that future Programs Committee would be held on the last Wednesday of each month, unless otherwise noticed.

**AGENDA ITEM #5**

Next item discussed as regarding the LHC Homelessness Solutions Department

Specifics on the matter were provided by LHC Chief Programs Officer Brenda Evans, noting that there were nine (9) Programs under the HSD, that the HOME ARP would be launching on the 2<sup>nd</sup> Quarter of 2022, etc.

Additional information was provided by LHC Housing Finance Manager for Homelessness Solutions Winona Connor, noting the overall mission and services provided by the HSD, etc. (Detailed Report available upon request).

IED Bradley R. Sweazy gave a brief overview of the Section 811 Program.

#### **AGENDA ITEM #6**

Next item discussed was regarding Lead Hazard Control and Lead Safe Housing.

The matter was introduced by Secretary Brooks, specifics thereof were provided by CPO Evans.

Additional information (Report available upon request) provided by LHC Housing Deputy Administrator Lauren Holmes, noting LHC had received a \$3M Grant from the Federal Government, that the objective was to reduce lead poisoned homes for children six-years old and under, that LHC had complete 175 homes with an average of \$11K cost per home, that this is a lead hazard removal program – not a lead abatement program, that she will be requesting an extension to the prescribed one-year timeline, that an RFQ will be sent seeking contractors, and that 13.1% of Louisiana housing stock was at risk of lead poisoning.

IED Sweazy furthered, noting the severe permanent developmental impact of lead poisoning on children.

#### **AGENDA ITEM #7**

Next item discussed as regarding Disaster Housing Response.

The matters was discussed by IED Sweazy noting that LHC was reviewing potential legislative matters as related to the upcoming 2022 Regular Legislative Session.

PC Chairman Jackson noted that he was aware the Representative Duplessis was authoring some LHC-related legislation(s).

Additional information was provided by LHC Executive Counsel Yolanda Martin, noting that she and her Legal Department staff were working on LHC-related Draft legislative matters.

PC Chairman Jackson requested that the Board be timely informed of LHC's legislative agenda.

LHC Compliance Administrator Todd Folse discussed the Resilience Housing positive benefits wherein locations are impacted by hurricanes.

PC Chairman Jackson requested staff begin dialogue for a “pow-wow” with State Legislators.

### **AGENDA ITEM #8**

Next item discussed as regarding Crescent Garden Homes CGH Market-Rate Homes.

Mr. Steve Anderson with CGH addressed the Committee, and presented a PowerPoint (**available upon request**) on the matter, noting it entailed 74 market rate units, he discussed some of the model home examples, discussed the New Orleans Housing Market, discussed the Proposed Sales Plan, discussed Homeownership, etc.

Committee Member Head noted that the properties had been “gifted by former New Orleans Mayor Naquin to FNBC.”

IED Sweazy noted the need for Mr. Anderson to work with LHC directly on the proposed development, and that it was not at a stage needing Board action currently, but that further dialogue with staff was needed.

Committee Member Head noted the she felt the matter needed Inspector General and/or Louisiana Legislative Auditor review, given her concerns about how the properties were transferred.

Mr. Anderson advised that the FNBC assets went out for bid, and that the properties were “...back in LHC compliance.”

LHC Assets Management Manager Dione Milton concurred that the properties were in “...LHC compliance status.”

There were further lengthy discussions on the matter(s) by the Committee Members, Mr. Anderson, and LHC staff.

LHC EC Martin noted that the matter needed further review by LHC staff.

PC Chairman Jackson noted that no action by the Committee nor Board was currently needed, and requested LHC staff to continue the dialogue on the matter to conclusive opinion.

Committee Member Head noted that she would be providing a written follow-up detailing her concerns and unanswered questions.



For time saving concerns, PC Chairman Jackson requested that Agenda Items 11, 12, and 13 be presented and voted on *In Globo*, there being no objection from the Committee Members, the matters were presented accordingly.

**AGENDA ITEM #11**

Next item discussed as regarding the Supplemental Resolution regarding Grove Place Project.

Specifics on the matter we provided by LHC Chief Programs Officer Brenda Evans, noting staff was recommending approval thereof.

**AGENDA ITEM #12**

Next item discussed as regarding the Resolution regarding Sea Holly Grove.

Specifics on the matter we provided by LHC Chief Programs Officer Brenda Evans, noting staff was recommending approval thereof.

**AGENDA ITEM #13**

Next item discussed as regarding the Resolution regarding Holly Square I and Holly Square II

Specifics on the matter we provided by LHC Chief Programs Officer Brenda Evans, noting staff was recommending approval thereof.

**On a motion by Committee Chairman Steven P. Jackson and seconded by Committee member Tonya P. Mabry, the Committee approved that the matters regarding Grove Place Project, Sea Holly Grande, and Holly Square I and Holly Square II, be submitted FAVORABLY to the Full Board at the February 09, 2022 BODM for approval.**

**AGENDA ITEM #9**

Next item discuss was regarding Rural Bond Bundle.

That matter was introduced by CPO Evans.

Additional information was provided by Liza Bergeron, LHC Housing Finance Management – Housing Development Department, giving a brief description and purpose and goal of the RBB.

PC Chairman Jackson noted that he did not want to have any funds returned as not expended.

Ms. Bergeron noted that LHC "...works closely with OCD to meet expenditures deadlines". And, that any unexpended funds would go back to OCD.

#### **AGENDA ITEM #10**

Next item discussed was regarding the Draft Timeline for the 2024 QAP (**document available upon request**).

CPO Evans noted that a Draft Timeline would further be discussed at the February 09, 2022 BODM, and that she anticipated Final Rankings would be done towards the end of 2022.

#### **ADJOURNMENT**

There being no other matters to discuss, Committee Chairman Steven P. Jackson offered a motion for adjournment that was seconded by Committee Member Stacy S. Head. There being no discussion or opposition, the motion passed unanimously.

**The Programs Committee Meeting adjourned at 2:30 P.M.**

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**Board Secretary, Barry E. Brooks**